

## SOME THINGS YOU WILL NEED

When you are ready to talk to a SC Housing participating lending partner about becoming a homeowner, you will need:

- Pay stubs from the last 30 days
- Bank account/savings account statements from the prior two months
- Tax returns from the prior two years
- Social Security Card

You should also be ready to discuss:

- Monthly bills
- Credit card balances
- Other regular monthly payments

(A list of participating lending partners and real estate professionals can be found on our website.)

Visit [SCHousing.com/Home/HomebuyerProgram](https://SCHousing.com/Home/HomebuyerProgram) for more information.



## ABOUT SC HOUSING

SC Housing is a self-sustaining housing finance agency committed to ensuring that South Carolinians have the opportunity to live in safe, decent, and affordable housing. Agency operations are supported by a funding base that includes fees and other revenue earned through the administration of agency programs.

Our office is located in Columbia, South Carolina. For more information, visit [SCHousing.com](https://SCHousing.com).

Visit our  
Website



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01/2020



## SC Homebuyer Program



[SCHousing.com](https://SCHousing.com)



# A MORTGAGE YOU CAN LIVE WITH



The South Carolina State Housing Finance and Development Authority (SC Housing) Homebuyer Program can assist you with a loan that's affordable and consistent over the long term.

SC Housing offers:

- Competitive, fixed interest rates on FHA/VA/USDA and conventional loans
- Down payment assistance

## DOWN PAYMENT ASSISTANCE

For many people considering a first home purchase, saving enough money for the down payment and other costs can be a challenge. At SC Housing, we understand this, and we are here to help you meet this challenge with a variety of down payment programs. Down payment assistance is forgivable over either 10 or 20 years depending on income.

## HOW TO APPLY

To apply, contact one of the participating lending partners or real estate professionals on our website at [SCHousing.com](http://SCHousing.com) and ask about SC Housing mortgage loan programs. They will help you determine a mortgage and home price you can afford.

## BENEFITS OF HOMEOWNERSHIP

- A mortgage can be lower than a monthly rent payment.
- Owning a home allows you to build equity. A home can become an asset that increases in value over time.
- Mortgage interest you pay may be tax deductible. (Consult your tax professional for more information.)
- Our competitive, fixed rates mean that your payments will not change.



## SC HOUSING LOAN CRITERIA

- In some cases, you may qualify as a "First-Time Homebuyer" with SC Housing even if you have previously owned your own home. (Requirements vary by county, household income and sales price.)
- All homes financed by SC Housing must be occupied by the owner and serve as their primary residence.
- Loans may be used for new and existing single-family homes, condominiums, townhouses and off-frame modular homes.

- Single parent households, veterans and households with disabled family members often qualify as first-time homebuyers regardless of previous homeownership.
- Other qualifications apply, including those related to your past credit history, household income, employment history, and the property.

Call or visit a SC Housing participating lending partner for more information. Not all applicants will qualify.

QUALIFIED  
HOMEBUYERS  
CAN RECEIVE:

**Forgivable  
Down Payment  
Assistance**

